| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mrs. Alvin E. Keller | Same | 103-12A |
| (NAME) The Harding House Apt. 202 | (NAME) | 3 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of $10.00
TEN AND NO/100 DOLLARS

Cash in hand paid by Mrs. Alvin E. Keller, the receipt of which is hereby acknowledged; and for other good and valuable considerations,

We, ALLAN MURPHY and wife, JOSEPHINE E. MURPHY,

have bargained and sold, and by these presents do transfer and convey unto the said MRS. ALVIN E. KELLER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Apartment No. 202, The Harding House, a Condominium, of record in Book 4675, page 60, Register's Office Davidson County, to which plan and to Exhibit "A-1" of the Master Deed and By-Laws of record in Book 4759, page 665, and by deed of correction of record in Book 4768, page 818, reference is hereby made for a more complete and accurate description of said property.

Being part of the property conveyed to Allan Murphy, by deed from Noah Liff and Mitchell S. Magid, of record in Book 3573, page 192, by deed from J. W. N. Lee III, of record in Book 4740, page 896, and by deed from Noah Liff, Mitchell Magid and B. B. Steiner, of record in Book 4740, page 899, said Register's Office.

This conveyance is subject to: (1) 1977 Metro tax which has been prorated and assumed by the grantee, (2) Lien for assessments for common expense in the master deed and by-laws of record in Book 4759, page 665 and corrected in Book 4768, page 818, (3) Easement for power line granted to Southern Bell Telephone Company in Book 3225, page 223, (4) Easement for sewer, recorded in Book 2034, page 616, all in the Register's Office for Davidson County, Tennessee, and to easements and building setback lines shown on the recorded subdivision.

unimproved ( )
This is improved (X) property, known as Apartment 202- The Harding House
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of June, 19 77.

Allan Murphy

Josephine E. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5168 PAGE 158

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Allan Murphy and wife, Josephine E. Murphy

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 19 77.

My commission expires May 10, 1981 Notary Public John C Robinson

STATE OF TENNESSEE
COUNTY OF

JUL-7 CONV 56,000.00
JUL-7 S'TAX B* 145.60
JUL-7 PR'FEE B* .50
JUL-7 W'DEED B* 4.00 * 150.10

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the the within named bargainor, a corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such ;

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 56,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

R. S. Richards, Atty.

Sworn to and subscribed before me this 6th day of July, 19 77

My commission expires July 27, 1977 Notary Public

This instrument was prepared by:

| Name | Address |
|---|---|
| Briley, Richards & Wrenne, Attys. | 344 4th Ave. North, Nashville, Tennessee 37219 |

WARRANTY DEED
G-248582 SN
FROM ALLAN MURPHY ET UX
TO MRS. ALVIN E. KELLER

E 13112
IDENTIF. REFERENCE
JUL 7 10 41 AM '77
REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File - Pioneer Title